

033.0

0001

0020.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

607,600 / 607,600

USE VALUE:

607,600 / 607,600

ASSESSED:

607,600 / 607,600


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
15		GARDNER ST, ARLINGTON

Legal Description		User Acct
		22610
		GIS Ref
		GIS Ref
		Insp Date
		11/16/18

## OWNERSHIP

Unit #:

Owner 1: OKANE CAROL A &	
Owner 2: OKANE VALERIE	
Owner 3:	

Street 1: 15 GARDNER ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Own Occ: Y	

Postal: 02474	Type:
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## PREVIOUS OWNER

Owner 1: CIAMPA MARY L & ROBERT TRS -	
Owner 2: CIAMPA TRUST -	

Street 1: 15 GARDNER ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	

## NARRATIVE DESCRIPTION

This parcel contains .144 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Vinyl Exterior and 2060 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.
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## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6281		Sq. Ft.	Site		0	64.	0.97	3									389,394						389,400	

PREVIOUS ASSESSMENT		Parcel ID		033.0-0001-0020.A		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	101	FV	218,200	0	6,281.	389,400	607,600
2021	101	FV	210,100	0	6,281.	389,400	599,500
2020	101	FV	210,100	0	6,281.	389,400	599,500
2019	101	FV	182,700	0	6,281.	352,900	535,600
2018	101	FV	182,700	0	6,281.	334,600	517,300
2017	101	FV	182,700	0	6,281.	292,000	474,700
2016	101	FV	182,700	0	6,281.	249,500	432,200
2015	101	FV	181,700	0	6,281.	231,200	412,900
Source: Market Adj Cost		Total Value per SQ unit /Card:		294.95	/Parcel: 294.95		Land Unit Type:
Entered Lot Size		Total Land:		Land Unit Type:		12700!	
Parcel ID		Date		Notes		ASR Map:	
12/23/2021		12/10/2020		Fact Dist:		Reval Dist:	
12/18/2019		1/3/2019		Year:		LandReason:	
1/3/2017		12/20/2017		BldReason:		CivilDistrict:	
1/4/2016		04/02/19		Ratio:			
12/11/2014		apro					
		2700					

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 19 - Ranch	1	Rating: Average		Full Bath: 1	A Bath:	Rating:		OF = SINK IN BMT.											
Sty Ht: 1 - 1 Story				3/4 Bath:		Rating:													
(Liv) Units: 1	Total: 1			A 3QBth:		Rating:													
Foundation: 1 - Concrete				1/2 Bath: 1		Rating: Average													
Frame: 1 - Wood				A HBth:		Rating:													
Prime Wall: 4 - Vinyl				OthrFix: 1		Rating: Average													
Sec Wall:		%																	
Roof Struct: 1 - Gable																			
Roof Cover: 1 - Asphalt Shgl																			
Color: WHITE																			
View / Desir:																			
<b>GENERAL INFORMATION</b>				<b>CONDO INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Grade: C - Average				Location:				Exterior:		No Unit	RMS	BRS	FL						
Year Blt: 1957	Eff Yr Blt:			Total Units:				Interior:		1	6	3							
Alt LUC:	Alt %:			Floor:				Additions:											
Jurisdct:	Fact: .			% Own:				Kitchen:											
Const Mod:				Name:				Baths:											
Lump Sum Adj:								Plumbing:											
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Electric:											
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%		Heating:											
Prim Int Wal 1 - Drywall				Functional:		%		General:											
Sec Int Wall:		%		Economic:		%													
Partition: T - Typical				Special:		%													
Prim Floors: 3 - Hardwood				Override:		%													
Sec Floors:		%																	
Bsmt Flr: 14 - Asphalt Tile				Total: 31	31	%													
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>															
Basic \$ / SQ: 100.00				Rate	Parcel ID	Typ	Date	Sale Price											
Size Adj.: 1.35000002																			
Const Adj.: 0.99989998																			
Adj \$ / SQ: 134.987																			
Other Features: 77000																			
Grade Factor: 1.00																			
NBHD Inf: 1.00000000																			
NBHD Mod:																			
LUC Factor: 1.00																			
Adj Total: 316198																			
Depreciation: 98021																			
Deprecated Total: 218176																			
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 033.0-0001-0020.A										<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
2	Frame Shed	D	Y	1	10X8	A	AV	1985	0.00	T	27.2	101							
More: N				Total Yard Items:				Total Special Features:				Total:				<b>AssessPro Patriot Properties, Inc</b>			